

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

February 21, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton
Senior Planner

c: Mayor's Office
File
Enclosur

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the February 20, 2014 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6.

Case: Z13-030

Applicant: 307 Barrow Street, LLC

Address: 147 Webster Avenue

Attorney: Nicholas J. Cherami, Esq

Block: 3804 Lot: 16

Zone: R-1 One and Two Family Housing District

For: Construct a two family house with a single car garage.

“c” Variance: # of parking spaces, Minimum garage dimensions, Minimum % of garage of the ground floor

Decision: **Approved with conditions**
7.

Case: Z13-039

Applicant: Kuei-Mei Tseng

Address: 95 Coles Street

Attorney: Nicholas J. Cherami, Esq

Block: 11209 Lot: 16

Zone: R-1 One and Two Family Housing District

For: Expand a single story garage to a 4-story, 3-family house with 3 onsite parking spaces.

“d” Variance: Use, Height

“c” Variance: Maximum building coverage, Maximum lot coverage, rear yard setback

Decision: **Approved with conditions**
8.

Case: Z13-032 Preliminary and Major Site Plan Approval

Applicant: Mahboob Bhatti

Address: 102-110 Brunswick Street

Attorney: Nicholas J. Cherami, Esq

Block: 11005 Lot: 34

Zone: R-1 One and Two Family Housing District

For: Expand a single story commercial building to a 4 story mixed use building with 10 residential units and 3 commercial units on the ground floor.

“d” Variance: Use, Height

“c” Variance: Rear yard setback

Decision: **Approved with conditions**
9.

Case: Z13-003

Applicant: Alan Cancro

Address: 239 Montgomery Street

Attorney: Rita McKenna, Esq

Block: 14101 Lot: 6

Zone: Van Vorst Park Historic District

For: Construction of a 4 story, 4-unit townhouse

“d” Variance: Height

“c” Variance: Side yard setback

Decision: **Adjourned to March 20, 2014 Meeting**

10. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving Minor Site Plan with ‘d’ variance # Z13-013 submitted by Robert O’Neill (415 Monmouth Street) B: 9902 Lot: 18
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances # Z13-002 submitted by Daniel Bailey (286 Fifth Street) B: 11212 Lot: 13

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON